



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 4, 2016

TO: Laura Shell, Chair  
Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Tyler Montgomery *TM*  
Land Divisions Section

SUBJECT: **PROJECT NO. 00-136-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 52796**  
**CONDITIONAL USE PERMIT NO. 00-136**  
**OAK TREE PERMIT NO. 00-136**  
**ENVIRONMENTAL ASSESSMENT NO. 00-136**  
**August 17, 2016 Continued Public Hearing**  
**Agenda Item No. 5**

This item was continued from the June 8, 2016 public hearing date. At the previous hearing, the Commission encouraged the applicant to consider a redesign of the project that would reduce the amount of grading proposed, avoid development near existing surficial failures, and lessen the number of dwelling units in order to eliminate the secondary fire access road.

The applicant has not made any design changes to the proposed project. Instead, they plan to make a presentation that documents the dramatic reduction in dwelling units and grading that the project has undergone since its initial submittal in 2000, resulting in what they believe to be the best feasible project for the site.

The applicant is also working on an agreement for the City of Santa Clarita to maintain the site's natural open space in perpetuity as part of the City's regional open space network. The applicant has stated that the City will provide a letter to this effect prior to the August 17 Commission hearing.

Staff's recommendation for approval of the project remains unchanged.

KKS:TM